



## **Commercial Zoning Districts**

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# **Article IV**

**Fort Mill Unified Development Ordinance**

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## Section 4.1 Purpose

- A. **LC, Local Commercial District.** The local commercial district is intended as a location for convenience goods and services for residents of nearby neighborhoods. Allowed uses should be of a low intensity nature, appropriate in scale and appearance to and compatible with the surrounding residential character. Pedestrian accessibility will be promoted. The district may be found as a node within residential neighborhoods or used as a transitional zone between residential and nonresidential districts.
- B. **DC, Downtown Core District.** The downtown core district is intended to protect the traditional, small town character of downtown Fort Mill and enhance a pedestrian-oriented environment. The district accommodates a mix of retail stores, offices, entertainment, public spaces, residential uses and related activities that are mutually supporting and serve the needs of the community. This district encourages a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian-oriented and unified setting.
- C. **GC, General Commercial District.** The general commercial district is intended primarily to accommodate a range of retail and service uses serving the broader needs of the community and the motoring public. Large-scale retailers, auto-related businesses and similar uses not generally appropriate within other commercial districts will be permitted. While the district will be established primarily along arterial roadways, care should be taken to ensure compatibility with adjacent uses and minimize conflicts with traffic along abutting streets.

## Section 4.2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 4-2 may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings with this designation may be used for these purposes by right.
- B. **Conditional Use (C).** Land and/or buildings with this designation may be used for these purposes if conditional approval is granted by the planning commission upon a finding that all applicable requirements in [Article VIII](#) are satisfied.
- C. **Specific Conditions.** Indicates that conditions related to the specific use must be satisfied in addition to the general criteria of [Article VIII, Section \\*\\*\\*](#).

**Table 4-2, Schedule of Use, Commercial Districts**

Uses	Business Districts			Specific Conditions
	LC	DC	GC	
Food, Drink, Entertainment and Hospitality				
Banquet facilities	P	P	P	
Food catering	P	P	P	
Hotel		P	P	
Micro-brewery	P	P	P	
Movie theaters		P	P	
Performance theaters, concert halls		P	P	
Radio or television broadcast studio	P	P	P	
Restaurants, drive-in			C	
Restaurants, not including drive-in	P	P	P	
Taverns and bars	P	P	P	
Financial and Business Services				
Banks, credit unions and savings & loans, not including check cashing establishments, payday	P	P	P	

Table 4-2, Schedule of Use, Commercial Districts

Uses	Business Districts			Specific Conditions
	LC	DC	GC	
lenders, title loan lenders, deferred presentment lenders, pawnshops and similar lending businesses				
Check cashing establishments, payday lenders, title loan lenders, deferred presentment lenders, pawnshops and similar lending businesses	C	C	C	
Insurance and real estate offices	P	P	P	
Offices for executive, administrative, professional, accounting and other similar professional activities	P	C	P	NOT ON STREET LEVEL
Office equipment sales and service		P	P	
Printing and photocopying establishments	P	P	P	
<b>Health Care and Social Assistance</b>				
Ambulance service			P	
Hospital and medical centers			P	
Medical, dental or chiropractic office, clinic and/or laboratory	C	P	P	
Research, development and testing laboratories			P	
Veterinary office, clinic or hospital			C	
<b>Offices, Research and Technology</b>				
Offices for executive, administrative, professional, accounting and other similar professional activities	P	C	P	NOT ON STREET LEVEL
<b>Personal Services</b>				
Barber shop, hair salon or spa	P	P	P	
Day care facilities and preschools	P	P	P	
Dress maker, tailor	P	P	P	
Dry cleaning, laundry pick-up and laundromat	P	P	P	
Jewelry and watch repair	P	P	P	
Kennels and pet day care	C		C	
Optician and eyeglasses	P	P	P	
Photographic studios	P	P	P	
Shoe repair	P	P	P	
Small appliance repair	P	P	P	
<b>Public/Quasi-Public</b>				
Colleges/universities (including student housing)		C	C	
Government buildings and facilities	P	P	P	
Places of worship	C	C	C	
Schools (K-12)	C	C	C	
Utility substation or subinstallation, incl. water towers	C	C	C	
<b>Recreation and Leisure</b>				
Commercial recreation (indoor) such as bowling alleys, roller rinks, arcades			P	
Commercial recreation (outdoor) such as mini-golf, batting cages, go-cart tracks			C	
Golf courses/country clubs			C	
Health/fitness clubs and spas	P	P	P	
Performing arts, dance or martial arts school or studio	P	P	P	
Private noncommercial recreation	P	P	P	
Public parks/playgrounds	P	P	P	
<b>Residential</b>				
Attached single family dwelling		C		
Dwellings on upper floors above businesses		C		
Multiple family dwelling		C		

Table 4-2, Schedule of Use, Commercial Districts

Uses	Business Districts			Specific Conditions
	LC	DC	GC	
Two family dwelling		C		
Bed and breakfast		C		
Boarding house		C		
Group dwellings		C		
Public or private care homes		C		
<b>Retail</b>				
Appliance sales and repair		P	P	
Art gallery or studio	P	P	P	
Building and lumber supply, fence material, rental and related construction oriented retail establishments			P	
Convenience store	P		P	
Nurseries and greenhouses, including retail sales			P	
Planned shopping centers			P	
Retail establishments such as apparel, antique, variety, florist, gift, notions, music, book, hardware or pharmacies, not exceeding 10,000 sq. ft.	P	P		
Retail food establishments which supply groceries, fruit, dairy products, baked goods, confections and similar commodities for consumption off the premises, not exceeding 10,000 sq. ft.	P	P		
Retail establishments whose principal activity is the sale of merchandise within an enclosed building			p	
<b>Vehicle Sales, Service and Related Uses</b>				
Auto parts and tire store			P	
Automobile, trailer, truck, recreational vehicle, boat, manufactured home or motorcycle sales and service			C	
Parking structure or surface lot as principal use		C		
Vehicle repair, major			C	
Vehicle repair, minor			C	
Vehicle service station			C	
Vehicle wash facility			C	
<b>Accessory Uses</b>				
Accessory uses and structures	P	P	P	
Drive-in and drive-through facilities for automated teller machines, banks and pharmacies, not including drive-in restaurants	C	C	C	
Outdoor display areas for retail establishments			C	
Outdoor seating areas for restaurants, taverns and similar establishments	C	C	P	
Wind energy conversion systems (single accessory or commercial)	C	C	C	
Wireless communication facilities and towers			C	
<b>Other Uses</b>				
Parking structure or surface lot as principal use		C		
Uses of the same nature or class as uses listed in this district but not listed elsewhere in this ordinance, in accordance with the criteria specified in <i>Section ***</i> .		P/C		See Section ***

### Section 4.3 Area, Height and Placement Requirements

All lots and buildings shall meet the minimum area and width requirements listed below in Table 4-3 for the corresponding district requirements. New lots shall not be created, except in conformance with these requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed for the respective districts.

<b>Table 4-3, Schedule of Area, Height and Placement Requirements</b>			
Requirements	Business Districts		
	LC	DC	GC
<b>Lot Area, Width and Density</b>			
Minimum lot area	10,000	-	20,000
Minimum lot width	50	-	100
Density (maximum dwelling units/gross acre)	-	20	-
<b>Setbacks (minimum ft.)</b>			
Front	20	1	35
Rear	15	-	35
Side (interior)	10	-	10
Side (street)	20	-	35
<b>Height (maximum)</b>			
Height (ft./stories)	35/2½	48/4 <sup>2</sup>	35/2½
<b>Floor Area (sq. ft.)</b>			
Residential (minimum)	-	3	-
Non-residential (maximum)	10,000 per individual business and 30,000 per building containing multiple businesses	-	-

Insert Setback diagrams

Insert Setback diagrams

Insert Setback diagrams

### Section 4.4 Site Development Requirements

In addition to the requirements of this article, all development in the commercial districts shall meet the applicable requirements as listed elsewhere in this ordinance.

<sup>1</sup> There shall be a build-to zone within which the front wall of the building shall be erected. The build-to zone will be an area extending the width of the lot from the front property line and no further than 10 feet from the front property line.

<sup>2</sup> Residential buildings (including non-residential uses on the ground floor) may have a maximum height of 84 ft. or seven (7) stories.

<sup>3</sup> Minimum requirements for the RM-12 zoning district, as specified in Table 3-3, shall apply.

- A. Overlay Zone Requirements, see Article VII
- B. Conditional Use Requirements, see Article VIII
- C. General Provisions, see Article IX
- D. Parking and Loading, see Article X
- E. Landscaping, Buffering and Tree Preservation, see Article XI
- F. Building Design and Material Requirements, see Article XII
- G. Signs, see Article XIII
- H. Development Plan Review, see Article XIV
- I. Stormwater Management and Sedimentation Control, see Article XV
- J. Subdivision Regulations, see Part V

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